

COMM SW COR OF SW1/4 OF NE1/4,  
 RUN E ALONG S LINE OF SW1/4  
 OF NE1/4 25 FT TO E R/W CR-131

JOHNSON LEONARD/JOHNSON KYALA  
 1986 SW FALLON LN  
 LAKE CITY, FL 32025

**2026**

20-4S-17-08579-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 22,500 TOTAL MARKET VALUE 22,500 SOH/AGL Deduction 0 ASSESSED VALUE 22,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,500 TOTAL JUST VALUE 22,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,500											
DOR CODE		0000 VACANT																													
MAP NUM		02																													
NEIGHBORHOOD/LOC		20417.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/21/2022 MLU											
EXTRA FEATURES																				871 SW TUSTENUGGEE AVE, LAKE CITY											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500														
REVIEW DATE 03/21/2022 BY MLU Total Acres: 3.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048259	New Residential C	125,000	09/25/2023
36637	SFR	1,520	04/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0921	12/30/2017	WD	Q	V	01	25,000
GRANTOR: RANDOLPH & BARBARA AN						
GRANTEE: LEONARD & KYALA JOH						
0949/0105	1/31/2000	WD	Q	V	01	100
GRANTOR: RANDOLPH JONES						
GRANTEE: RANDOLPH & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS